

Deerfield Village Community Association
ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES
Thursday, July 3, 2025, 7:00 pm
Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Laurie Johnson (Secretary), Alan Copeland, Robin Haworth, Elaine Mills, Deborah Plattsmier and Buddy Scott. Brent Burris, Terry Gray (Vice-Chair), Steve Gunzelman and Glenn Sommers were absent.

The meeting of the Architectural Guidelines Committee of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive in Houston, Texas 77084.

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum present and called the meeting to order at 7:13pm.

II. APPROVAL OF MINUTES

Buddy motioned that we approve the minutes of the meeting held on June 24, 2025. Robin seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

- a) We opened with a brief conversation about the Matrix policy. Eric mentioned that while Glenn had proposed this to the board in years past, it didn't reach approval. The new HOA software that has been purchased should make this approach far more viable; we will discuss details at a future meeting when we get into **Enforcement** and Glenn is present to elaborate.
- b) We had an extended conversation about the **Exterior Lighting** section. Steve and Eric provided a comprehensive proposal in advance, which facilitated the discussion. The committee agreed to modifications, which Eric recorded in the working document. Some of the final language remains in the Architectural Control section, some was relocated to Maintenance and Use. (Enforcement will be reviewed when we get to that section.). Given the enforceable nature of the document, we made changes from "should" to "shall", "must" or "will" and deleted recommendations to homeowners, which are not enforceable. We made several edits for clarity and added string lights (party lights) to acceptable lighting. We added description of seasonal/event lighting types along with acceptable timing for their use. Additional consideration led us to remove the

“reasonable brightness”/3000 Kelvin color statement, since brightness can be addressed as a disruption and a specific 3000K limit was deemed too restrictive for a variety of applications. We eliminated Prohibited Practices and modified the language about flashing lights since they are commonly used in holiday light displays. Neon or excessively bright colored (or white) lights can be addressed with the statement in Placement and Procedure that restricts disruption to other properties.


c) Remaining agenda items under Old Business were deferred.

V. NEW BUSINESS

- a) The remaining agenda items under New Business were deferred.
- b) Deborah suggested that we revisit the Garage Sale/Estate Sale section at the next meeting. She also proposed that we consider language to make seasonal yard decorations consistent with holiday seasonal lighting.
- c) The next meeting will be Tuesday, July 22, 2025.

VI. ADJOURNMENT

Eric motioned that the meeting be adjourned at 8:58 PM. Buddy seconded the motion; passed unanimously.

Signed: 
Secretary: Lauric Johnson

Date: 07/04/2025